

Sotelo Subdivision

City of El Paso — City Plan Commission — 7/12/2018

SUSU18-00058 Major Combination

REVISED



STAFF CONTACT: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov

PROPERTY OWNER: Armando and Carmen Sotelo

REPRESENTATIVE: CAD Consulting Co.

LOCATION: North of Rojas and West of Joe Battle, District 6

ACREAGE: 1

VESTED: No

PARK FEES REQUIRED: \$1,370.00

EXCEPTION/MODIFICATION REQUEST: To allow the current configuration of Loma Verde to remain with the sidewalk abutting the ROW.

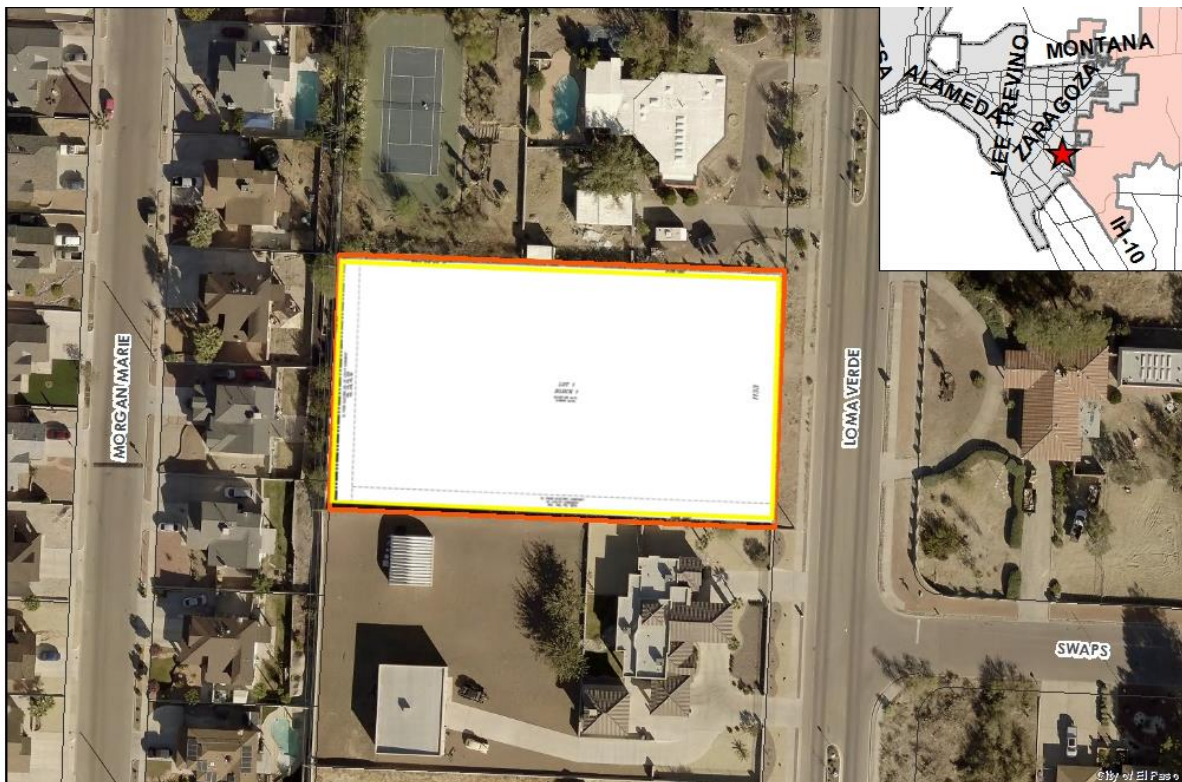
RELATED APPLICATIONS: N/A

PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Approval

SUMMARY OF REQUEST: The applicant proposes to subdivide 1 acre of vacant land into 1 residential lot. Primary access to the proposed subdivision is from Loma Verde Drive. This subdivision is being reviewed under the current subdivision code.

SUMMARY OF RECOMMENDATION: Planning staff recommends APPROVAL of Sotelo Subdivision on a Major Combination basis.



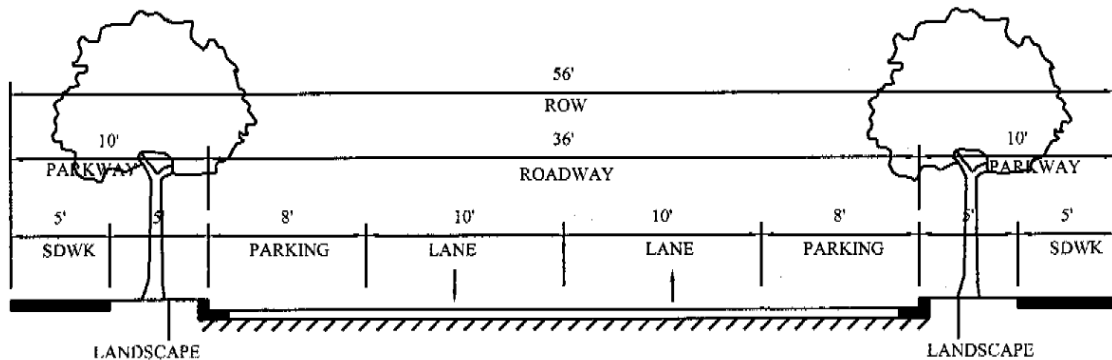
DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

The applicant is requesting the following exception:

1. To waive 3' of the required 5' landscape parkway along Loma Verde Drive.

Loma Verde is classified as a residential collector requiring 56' of ROW to include 5' sidewalks, 5' landscape parkways, and 36' of pavement.

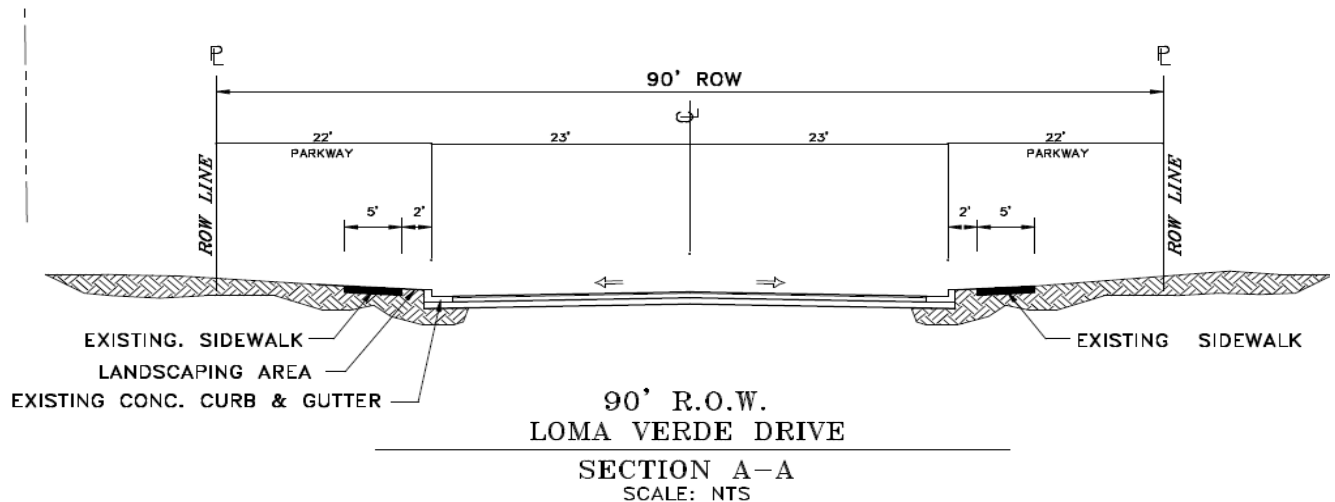
REQUIRED



RESIDENTIAL COLLECTOR

CAN BE DESIGNED TO PROVIDE FOR ANGLE PARKING

EXISTING



Although there is ample room to make the improvement, the applicant does meet the criteria under Section 19.10.050 (Roadway participation policies – Improvement of roads and utilities within and or abutting the subdivision) for requesting exceptions. The section reads as follows:

Section 19.10.050.A

1. The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

- a. Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.



NEIGHBORHOOD CHARACTER: Subject property is zoned R-1. Residential properties adjacent to the subject property are zoned R-1 and R-3A/c. Surrounding land uses are residential. The nearest school is Loma Verde (PK-5) Elementary (0.29 miles). The nearest park is McCarthy Park (0.23 miles). This property is not located within any Impact Fee Service Areas.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

Planning staff's recommendation is APPROVAL of Sotelo Subdivision on a Major Combination basis.

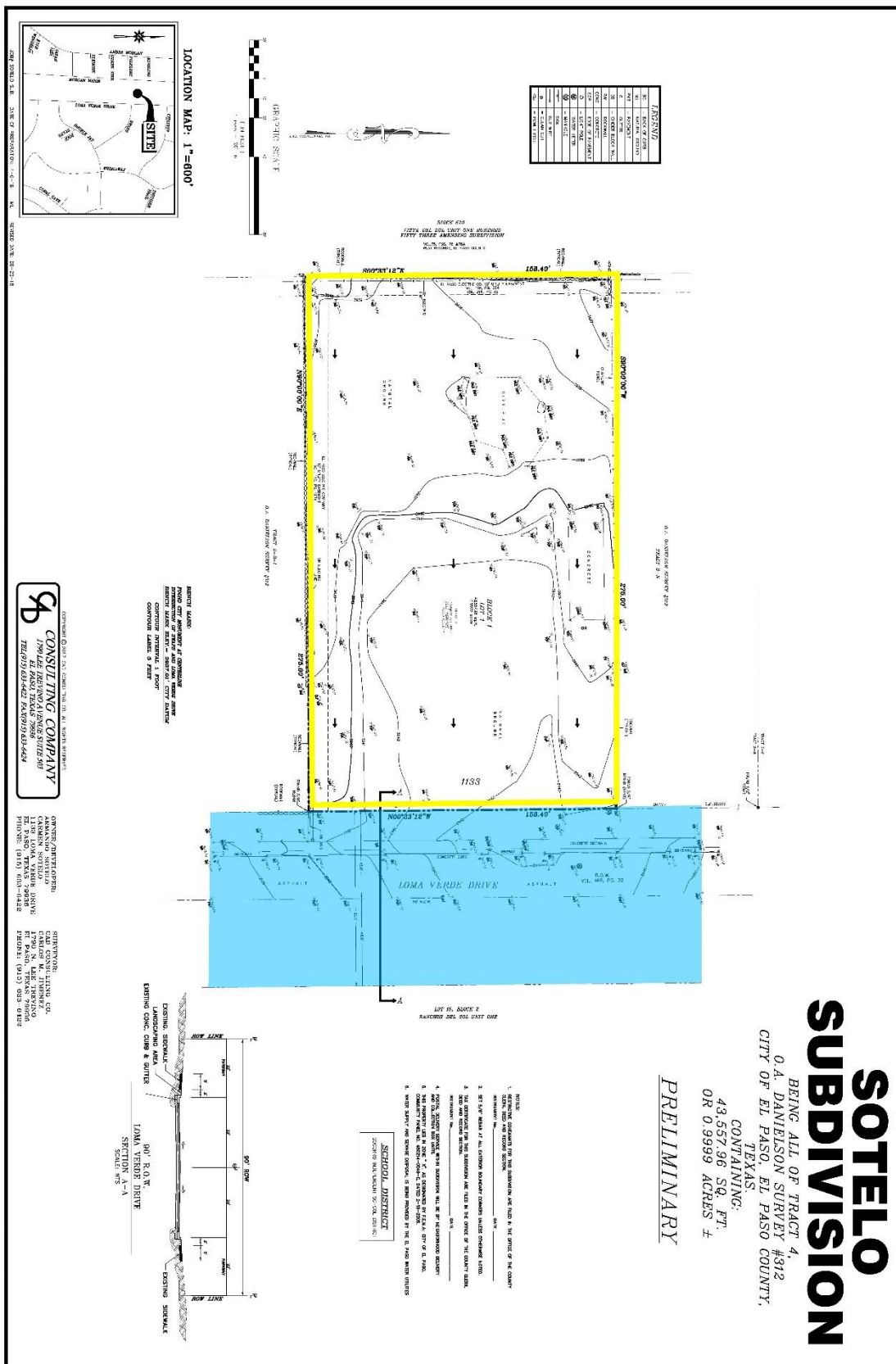
PLAT EXPIRATION:

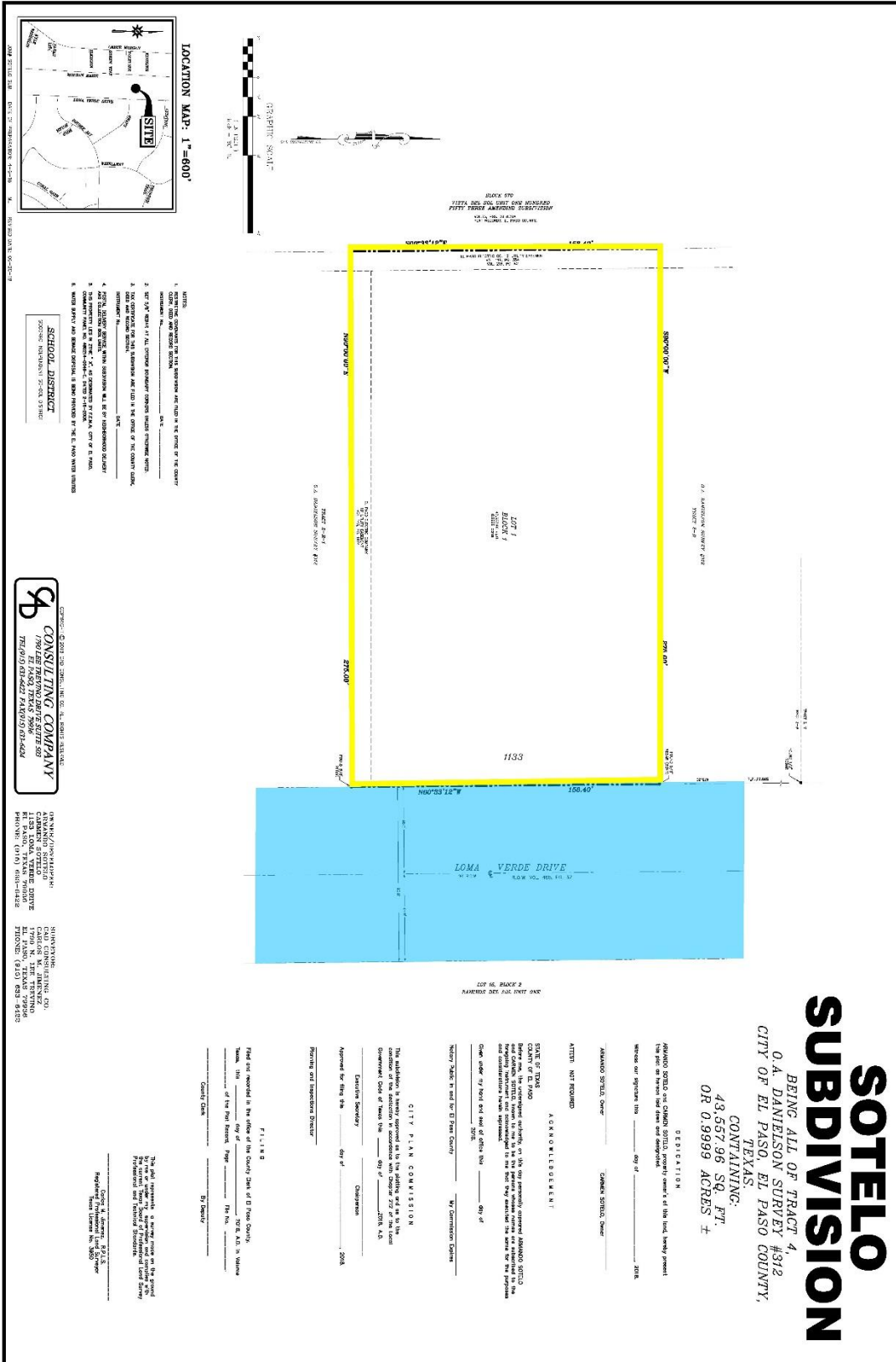
This application will expire on **July 12, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

ATTACHMENTS:

1. Preliminary Plat
2. Final Plat
3. Exception Request
4. Application
5. Department Comments

ATTACHMENT 1





ATTACHMENT 3



July 02, 2018

To: City of El Paso

This is a request for a waiver for the property on 1133 Loma Verde Drive (Sotelo Subdivision) on the request from the City of El Paso Planning and Inspections Department comments regarding roadway improvements. This is as per Section 19.10.050.a1a, because all of the street has existing sidewalks, parkways, pavement and curbs. We are requesting waiver on the existing 2' parkway since it requires a 5' parkway.

If you have any questions, please call me at 633-6422.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Enrique Ayala'.

Enrique Ayala
CAD Consulting Co.

ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 6-25-18 FILE NO. SUSU18-00058
SUBDIVISION NAME: SOTELO SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACT 4
O-A. DANIELSON SURVEY # 312
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>0.9999</u>	<u>1</u>	Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		
Industrial			Total (Gross) Acreage	<u>0.9999</u>	
3. What is existing zoning of the above described property? R-1 Proposed zoning? _____
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No ☐
5. What type of utility easements are proposed: Underground ☐ Overhead ☐ Combination of Both ☒
6. What type of drainage is proposed? (If applicable, list more than one)
OFF-SITE
7. Are special public improvements proposed in connection with development? Yes ☐ No ☒
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☒ No ☒
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes ☐ No ☒
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☒

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088

12. Owner of record ALMANO & CARMEN SOTELO
(Name & Address) (Zip) (Phone)

13. Developer _____
(Name & Address) (Zip) (Phone)

14. Engineer CAD CONSULTING CO 633-6422
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088

ATTACHMENT 5

Planning & Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Capital Improvement Department- Parks and Recreation

~~No comments received.~~

We have reviewed Sotelo Subdivision, a major combination plat map and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is composed of 1 lot zoned "R-1" required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, Chapter 19.20 - Parks & Open Space in the form of "Park fees" based on requirements for residential subdivisions.

Applicant shall be required to pay "Park fees" in the amount of \$1,370.00 calculated as follows:

1 (R-1) Single-family dwelling lot @ \$1,370.00 / dwelling = \$1,370.00

Please allocate generated funds under Park Zone: E-6
Nearest Park: McCarthyDesert Vista Park

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

Central Appraisal District

~~No comments received.~~

No objections.

El Paso Water

No comments received.

Sun Metro

No comments received.

Planning and Inspections Department - Land Development

~~No comments received.~~

We have reviewed subject plats and recommend Approval.
The Developer/Engineer shall address the following comments.

1. EPW - Stormwater Engineering may require retention of some of the developed stormwater runoff within this subdivision; see note below.

2. As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding, and encourage the use of nonstructural stormwater management such as the preservation of greenspace and other conservation areas, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, Subparagraph A-2 & A-5.
3. At the improvement plan stage, provide protection to the subdivision from all offsite stormwater runoff that may have an adverse impact on any improvements.
4. On the Preliminary Plat, the flows contradict to the contours shown; please show the existing & proposed flows & set them up on the Legend Table provided. Also specify that the contours shown are existing conditions.